



Determination of Significance at Applicant's Request

DATE: December 28, 2022

TO: Lisa Lomelo, Applicant

FROM: Maggie O'Neill, Senior Historic Preservation Specialist *mon*
Rachel Craft, Hunter Research, Inc.

SUBJECT: 660-684 Tonnele Avenue, Block 2001, Lots 4-7, Ward D
Historically Block 923, Lots 1A, 8B, 10B and 13C
DS22-172

After assessing **660-684 Tonnele Avenue, Block 2001, Lots 4-7, Ward D; Historically Block 923, Lots 4-12**, it is clear the property does not possess historical significance or integrity.

The 1938 City Tax Assessor's card notes that the four tax parcels along Tonnele Avenue were vacant at the time. The property, which is currently occupied by the Chen Depot, Inc. Building and Home Supply, contains two commercial buildings that were both completed in two phases according to aerial photographs. The larger of the two buildings, which spans Lots 4-7, was initially constructed *circa* 1960 and received a substantial addition *circa* 1970-75. The smaller of the two buildings, which is located at the northeastern end of Lot 7, was constructed *circa* 1960 and received an addition *circa* 2016. The property was not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), was not mentioned in the *Phase Two Survey* (1986), and is not individually identified as eligible or listed for inclusion on the National, State, or Municipal Historic Registers. As noted by the Ward D Phase 1 Survey (2022), the property is not located within a historic district or proposed area of study, and is not flagged for Phase 2 individual study as it lacks an identifiable architectural style.

The primary and larger building at 660-684 Tonnele Avenue (Lots 4-7) is a one- to two-story, nine-bay, flat-roof, irregular-plan, concrete commercial building constructed *circa* 1960 with a form- and massing-addition dating to *circa* 1970-75. The building is entirely utilitarian and reflects no identifiable architectural style. Its exterior materials are comprised of painted concrete walls, steel-frame and glass-block windows, and primary entry and garage bays filled by overhead metal security doors. The secondary and small building at the northeastern end of Lot 7 is a one-story, two-bay, flat- and shed-roof, ell-shaped, concrete-block commercial building constructed *circa* 1960 with a form- and massing-addition to its side (southwestern) elevation dating to *circa* 2016. Like the primary building on the property, this auxiliary building is also utilitarian and reflects no identifiable architectural style. Its exterior materials are comprised of painted concrete-block walls, a garage bay filled by an overhead metal security door, and an open, unfinished addition. Both buildings have been heavily modified, altering their integrity of design, materials, workmanship, feeling and association. Additionally, the property's integrity of setting has been diminished by significant demolitions and recent construction along the stretch of Tonnele Avenue between North and Lincoln Streets. To the best of our knowledge, the property has no significant historic associations with important events or people, or potential to yield significant historical data. In its current condition, the building does not appear to meet any of the criteria for historical, architectural or cultural significance.

CC: Maggie O'Neill, Historic Preservation Specialist
Tanya Marione, Director of City Planning
Raymond Meyer, Construction Official
Nick Taylor, Zoning Officer
HPC
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